



BOARD OF ZONING ADJUSTMENTS

Final Agenda

January 12, 2015

MEETING INFORMATION

Location

City Council Chambers

1st Floor, City Hall
1300 Perdido Street
New Orleans, Louisiana

Time

10:00 a.m.

Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Denise C. Puente

Andrew P. Sanchez, Jr.

Thomas McCall Screen

Alyssa Wenck Rambeau

Bishop J.D. Wiley

The general public cannot speak
with the members personally.

The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **January 22, 2014**.

General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the Lucite box in the far wall in the Council Chambers. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

A. Call to Order and Roll Call, Adoption of Minutes and Reading of Hearing Rules

B. BZA Dockets – Unfinished Business

ITEM 1 – Docket Number: 198-14

WITHDRAWN

Applicant or Agent:	Christine L. Hickey	
Property Location:	5533 West End Boulevard	Zip: 70124
Bounding Streets:	West End Blvd., Homedale St., Catina St., & Mound Ave.	
Zoning District:	LRS-1 Lakeview Single-Family Residential District	
Historic District:	N/A	Planning District: 5
Existing Use:	Two-Family Residence	Square Number: 429
Proposed Use:	Two-Family Residence	Lot Number: 7 & 8
Project Planner:	Kelly Butler (kgbutler@nola.gov)	

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.3, Article 15, Section 15.6.6 and Article 15, Section 15.2.5(1b) of the Comprehensive Zoning Ordinance.

Request: To permit off-street parking in the required front yard area, in a space that does not meet the minimum required depth with excessive paving of the required front yard area **(AFTER THE FACT)**.

Requested Waivers:

Section 15.2.3 – Parking in Front Yards

Permitted: 0 Spaces	Provided: 2 Spaces	Waiver: 2 Spaces
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Section 15.6.6. – Limitation on Pavement of Required Yard Areas

Permitted: 40%	Provided: 49%	Waiver: 9%
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Section 15.2.5(1b) – Design Standards

Required: 18' in depth	Provided: 16' - 11"	Waiver: 1' - 1"
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ITEM 2 – Docket Number: 235-14

Applicant or Agent: Supreme Council of the 33rd Degree Freemasons/LA
Property Location: 3200 St. Bernard Avenue **Zip:** 70119
Bounding Streets: St. Bernard Ave., Frey Pl., & Florida Ave.
Zoning District: B-1 Neighborhood Business District
Historic District: N/A **Planning District:** 4
Existing Use: Mixed-Use **Square Number:** W
Proposed Use: Mixed-Use **Lot Number:** Undesignated Lot
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for variances from the provisions of Article 5, Section 5.4.7 (Table 5.D), Article 15, Section 15.2.1 (Table 15.A), and Article 15, Section 15.2.3(4) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a mixed-use structure (Masonic temple/office) with excessive height, insufficient off-street parking, and uncovered and unenclosed parking in the front yard.

Requested Waivers:

Section 5.4.7 (Table 5.D) – Maximum Height

Required: 40' Provided: 48'-6" Waiver: 8'-6"

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 66 Spaces Provided: 38 Spaces Waiver: 28 Spaces

Section 15.2.3(4) – Parking in Front Yards

Required: Covered and Enclosed

Provided: Uncovered and Unenclosed

Waiver: Covered and Enclosed



C. BZA Dockets – New Business

ITEM 3 – Docket Number: 001-15

WITHDRAWN

Applicant or Agent: Jose R. Lobo, Jr.
Property Location: 4611 S. Derbigny Street **Zip:** 70125
Bounding Streets: S. Derbigny St., Upperline St., S. Roman St., & Cadiz St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 708
Proposed Use: Single-Family Residence **Lot Number:** 4
Project Planner: Editha Amacker (evamacker@nola.gov)

Request Citation: This request is for a variance from provisions of Article 4, Section 4.5.7, Table 4.E of the Comprehensive Zoning Ordinance.

Request: This request is to allow the construction of a rear addition to an existing single-family residence with insufficient rear-yard setback.

Requested Waiver:

Section 4.5.7 (Table 4.E) – Rear-Yard Setback

Required: 20' Provided: 17'-8" Waiver: 2'-4"



ITEM 4 – Docket Number: 002-15

Applicant or Agent: Jared Golemi
Property Location: 2810-2812 Soniat Street **Zip:** 70115
Bounding Streets: Soniat St., Cucullu St., Jefferson Ave., & Story St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Vacant Lot **Square Number:** 685
Proposed Use: Single-Family Residence **Lot Number:** C
Project Planner: Editha Amacker (evamacker@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family dwelling with insufficient rear yard depth and lot area for a two-family residence.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Rear Yards

Permitted: 20' Provided: 12'- 10" Waiver: 7'- 2"

Section 4.5.7 (Table 4.E) – Lot Area for Two-Family Dwelling

Required: 5,000 sq. ft. Provided: 4,554 sq. ft. Waiver: 446 sq. ft.



ITEM 5 – Docket Number: 003-15

Applicant or Agent: Bruno & Crowley Properties, LLC
Property Location: 1200 Louisa Street **Zip:** 70117
Bounding Streets: Louisa St., Urquhart St., Marias St., & Clouet St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Bywater **Planning District:** 7
Existing Use: Vacant Lot **Square Number:** 481
Proposed Use: Single-Family Residence **Lot Number:** C (Proposed Lot X)
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.67 (Table 4.F)

Request: This request is in conjunction with Subdivision Docket 107-14 and BZA Docket 004-14 to permit the reconfiguration of one lot into two separate lots of record and to permit the future development of two single-family residences with insufficient minimum lot width, insufficient minimum lot area, insufficient aggregate width of side yards and insufficient minimum corner lot side yard width.

Requested Waivers:

Section 4.6.7 – (Table 4.F) Lot Width Requirements (Single-Family Dwelling)

Required: 30' Provided: 28'- 8" Waiver: 1'- 4"

Section 4.6.7 (Table 4.F) – Lot Area Requirements (Single-Family Dwelling)

Required: 3,600 sq. ft. Provided: 3,153.1 sq. ft. Waiver: 446.9 sq. ft.

Section 4.6.7 (Table 4.F) – Aggregate Side Yard

Required: 6'- 8" Provided: 4'- 8" Waiver: 2'

Section 4.6.7 (Table 4.F Notes) – Minimum Corner Lot Side Yard Width

Required: 8'- 3" Provided: 1'- 8" Waiver 6'- 5"



ITEM 6 – Docket Number: 004-15

Applicant or Agent: Bruno & Crowley Properties, LLC
Property Location: 1200 Louisa Street **Zip:** 70117
Bounding Streets: Louisa St., Urquhart St., Marias St., & Clouet St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Bywater **Planning District:** 7
Existing Use: Vacant Lot **Square Number:** 481
Proposed Use: Single-Family Residence **Lot Number:** C (Proposed Lot Y)
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.67 (Table 4.F) and Article 15, Section 15.2 (Table 15 A) of the Comprehensive Zoning Ordinance.

Request: This request is in conjunction with Subdivision Docket 107-14 and BZA Docket 003-14 to permit the reconfiguration of one lot into two separate lots of record and to permit the future development of two single-family residences with insufficient minimum lot width, insufficient minimum lot area. This request also includes a variance for a variance for insufficient off-street parking.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Lot Width Requirements (Single-Family Dwelling)

Required: 30' Provided: 28'- 8" Waiver: 1'- 4"

Section 4.6.7 (Table 4.F) – Lot Area Requirements (Single-Family Dwelling)

Required: 3,600 sq. ft. Provided: 3,153.1 sq. ft. Waiver: 446.9 sq. ft.

Section 15.2 (Table 15 A) – Off-Street Parking Requirements

Required: 1 Space Provided: 0 Spaces Waiver 1 Space



ITEM 7 – Docket Number: 005-15

Applicant or Agent: Ali Milne, Diane B. Lewis
Property Location: 4940 Lafon Drive **Zip:** 70126
Bounding Streets: Lafon Dr., Dreux Ave., Chantilly Dr., & Dwyer Rd
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 9
Existing Use: Single-Family Residence **Square Number:** 8
Proposed Use: Single-Family Residence **Lot Number:** 26
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to waive one (1) required off-street parking space that was eliminated as the result of an unpermitted renovation. **(AFTER THE FACT)**

Requested Waiver:

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 1 Space Provided: 0 Spaces Waiver: 1 Space



ITEM 8 – Docket Number: 006-15

Applicant or Agent: Todd R. Cantrall, Tracye T. Cantrall
Property Location: 928 Picheloup Place **Zip:** 70119
Bounding Streets: Picheloup Pl., Dumaine St., Delgado Dr., & Taft Pl.
Zoning District: LRD-2 Lakewood/Parkview Two-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Single-Family Residence **Square Number:** C
Proposed Use: Two-Family Residence **Lot Number:** 9-A
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 9, Section 9.A.5 (Table 9A.H) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the conversion of an existing single-family residence into a two-family residence with insufficient minimum lot width.

Requested Waiver:

Section 9A.5.7 (Table 9A.H) - Minimum Lot Width

Required: 50' Provided: 45' Waiver: 5'



ITEM 9 – Docket Number: 007-15

Applicant or Agent: Nichole Chauvin, Patrick Tucker, CiTe, LLC
Property Location: 1800 Fern Street **Zip:** 70118
Bounding Streets: Fern St., Hickory St., Short St., & Cohn St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 246
Proposed Use: Single-Family Residence **Lot Number:** 1
Project Planner: Nicolette Jones (nipjones@nola.gov)

Request Citation: This request is for a variance from the provisions Article 15, Section 15.5.7(1b) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the placement of a mechanical equipment platform in the side yard area with less than two feet (2') open to the sky between the farthest projection and the lot line. **(AFTER THE FACT)**

Requested Waiver:

Section 15.5.7(1b) - Yards and Open Space Generally (Open to the Sky)

Required: 2' Provided: 2" Waiver: 1' - 10"



ITEM 10 – Docket Number: 008-15

Applicant or Agent: Nichole Chauvin, Patrick Tucker, CiTe, LLC
Property Location: 1810 Fern Street **Zip:** 70118
Bounding Streets: Fern St., Hickory St., Short St., Cohn St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 246
Proposed Use: Single-Family Residence **Lot Number:** M or 3
Project Planner: Nicolette Jones (nipjones@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E), Article 15, Section 15.2.5(1), and Article 15, Section 15.5.7(1b) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum width of a side yard, insufficient parking stall depth, and to permit the placement of a mechanical equipment platform in the required side yard area with less than two feet (2') open to the sky between the farthest projection and the lot line. **(AFTER THE FACT)**

Requested Waivers:**Section 4.5.7(Table 4.E) – Minimum Width of a Side Yard (Cohn Street Side)**

Required: 3' Provided: 2.76' Waiver: 0.24'

Section 15.2.5(1) – Design Standards (Minimum Parking Stall Depth)

Permitted: 18' Provided: 17'-3" Waiver: 9"

Section 15.5.7(1b) – Yards and Open Space Generally (Open to the Sky)

Required: 2' Provided: 2" Waiver: 1'-10"

**ITEM 11 – Docket Number: 009-15****WITHDRAWN**

Applicant or Agent: Kimberly Finney, Craig Klasen, Susan Clasen
Property Location: 128 Fairway Drive **Zip:** 70124
Bounding Streets: Fairway Dr., Bellaire Dr., Natalie Ln., & Metairie Rd.
Zoning District: LRS-3 Lakewood and Country Club Gardens Single-Family Residential
Historic District: N/A **Planning District:** 5
Existing Use: Single-Family Residence **Square Number:** 2
Proposed Use: Single-Family Residence **Lot Number:** 20 & 21
Project Planner: Nicholas Kindel (njkindel@nola.gov)

Request Citation: This request is for a variance from the provisions Article 9A, Section 9A.3.7A. (Table 9A.D) of the Comprehensive Zoning Ordinance.

Request: This request is to permit an addition onto an existing single-family residence which would result in an insufficient aggregate width of side yards.

Requested Waiver:**Section 9A.3.7A (Table 9A.D) – Minimum Aggregate Width of Side Yards**

Required: 25% (12'-6") Provided: 19% (9'-7") Waiver: 6% (2'-10")

ITEM 12 – Docket Number: 010-15

Applicant or Agent: Michael Hellier, 3322 LaSalle, LLC
Property Location: 3316-3324 La Salle Street **Zip:** 70115
Bounding Streets: La Salle St., Toledano St., S. Liberty St., & Louisiana Ave.
Zoning District: B-2 Neighborhood Business District
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 555
Proposed Use: Mixed-Use Building **Lot Number:** 11 & 12 (Proposed
Project Planner: Stephen Kroll (skroll@nola.gov) Lot 11-A)

Request Citation: This request is for variances from the provisions of Article 5, Section 5.1.7 (Table 5.A), Article 15, Section 15.2.1 (Table 15.A), and Article 15, Section 15.3.1 (Table 15.G) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two commercial buildings with insufficient side yard setbacks, insufficient off-street parking spaces, and insufficient off-street loading spaces.

Requested Waivers:

Section 5.1.7 (Table 5.A) – Side Yard Setback (Front Building, Toledano Street-side)

Required: 10' Provided: 4' Waiver: 6'

Section 5.1.7 (Table 5.A) – Side Yard Setback (Rear Building, Toledano Street-side)

Required: 10' Provided: 4'-4" Waiver: 5'-8"

Section 15.2.1 (Table 15.A) - Off-Street Parking

Required: 13 Spaces Provided: 2 Spaces Waiver: 11 Spaces

Section 15.3.1 (Table 15.G) – Off-Street Loading

Required: 1 Space Provided: 0 Spaces Waiver: 1 Space



ITEM 13 – Docket Number: 011-15

Applicant or Agent: Peter Trapolin, S.A. Mintz, Morris Mintz, David Hecht
Property Location: 217-225 Chartres Street **Zip:** 70130
Bounding Streets: Chartres Street, Iberville Street, Exchange Place, & Bienville Street
Zoning District: VCC-2 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: Vacant (Former Commercial/Storage) **Square Number:** 36
Proposed Use: Mixed-Use (Commercial/Residential) **Lot Number:** X or X6, Y or Y7 & 8
Project Planner: Kelly Butler (kgbutler@nola.gov)

Request Citation: This request is for a special exception to the provisions of Article 8, Section 8.5.7 (Table 8.D) of the Comprehensive Zoning Ordinance, pursuant to Article 14, Section 14.7 of the Comprehensive Zoning Ordinance.

Request: This request is for a special height exception to permit the conversion of an existing mixed-use building to retain ground floor commercial uses and construct twenty-seven (27) dwelling units with excessive height.

Requested Exception:

Section 8.5.7 (Table 8.D) – Maximum Height from Grade

Permitted: 50’ Provided: 80’- 5” (Existing 72’) Waiver: 30’- 5”



ITEM 14 – Docket Number: 012-15

Applicant or Agent: Peter Trapolin, S.A. Mintz, Morris Mintz, David Hecht
Property Location: 217-225 Chartres Street **Zip:** 70130
Bounding Streets: Chartres Street, Iberville Street, Exchange Place, & Bienville Street
Zoning District: VCC-2 Vieux Carre Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: Vacant (Former Commercial/Storage) **Square Number:** 36
Proposed Use: Mixed-Use (Commercial/Residential) **Lot Number:** X or X6, Y or Y7 & 8
Project Planner: Dubravka Gilic (dgilic@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 8, Section 8.10.1 of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the conversion of an existing mixed-use building to retain ground floor commercial uses and construct twenty-seven (27) dwelling units with insufficient minimum lot area per dwelling unit.

Section 8.10.1 – Minimum Lot Area per Dwelling Unit

Required 400 sq. ft. Provided: 350 sq. ft. Waiver: 50 sq. ft.



ALL DECISION APPEALS ARE SCHEDULED TO COMMENCE AT 1:00 P.M. OR THEREAFTER

D. Director of Safety and Permits Decision Appeals – New Business

ITEM 15 – Docket Number: 237-14

WITHDRAWN

Applicant or Agent:	Kym Valene	
Property Location:	1300-1302 Mandeville Street	Zip: 70117
Bounding Streets:	Mandeville St., Urquhart St., Villere St., & Marigny St.	
Zoning District:	RD-3 Two-Family Residential District	
Historic District:	N/A	Planning District: 7
Existing Use:	Mixed-Use	Square Number: 513
Proposed Use:	Multi-Family (3 Dwelling Units)	Lot Number: 1-A

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the loss of non-conforming status of a four-plex.

E. Adjournment